



## Old Style Apartment with Views of Lake,

€259,000

74500, Evian Les Bains, Haute Savoie, Auvergne-Rhône-Alpes

Ref: 11113

\* Available \* 2 Beds \* 1 Bath \* 67.52m2

Apartment located on the top floor of a bourgeois house from the beginning of the century and 2 steps from the historic city center of Evian-les-Bains.

- Two private cellars
- Close to many river pursuits
- Horse riding and cycling
- Local Produce Markets
- Walk to Town
- Golf courses
- Area steeped in History
- Airports are not far away
- Good walking Country
- Tennis in most Villages
- Tourist area

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French Entrée 

## Property Description

Apartment located on the top floor of a bourgeois house from the beginning of the century and 2 steps from the historic city center of Evian-les-Bains.

Come to discover, this T4 of 67.52m<sup>2</sup> understanding, an entrance, a kitchen opened on the living room with balcony, two rooms, an office, a bathroom and toilet.

Two private cellars and a common laundry room complete this property. Apartment with lots of charm, high ceilings, triple exposure and quality windows.

Evian les Bains in the heart of Haute-Savoie, located on the shore of Lake Geneva, near Mont-Blanc and the Portes du Soleil ski area, Evian les Bains is a charming lakeside town adjoining Geneva and its airport. Spa town par excellence, the reputation of its Mineral Waters is international.

The Thermal area offers you fitness cures and hydrotherapy treatments. Facing Lausanne and its Olympic museum, this garden city is the ideal place for a regenerating stay. Clean air, outdoor activities all year round, cultural discoveries: an exceptional environment to relax and regain your vitality.

Thanks to its geographical location, many activities and sporting events are on offer: The Evian Championship (competition for the best golfers in the world) Le Bol d'Or Mirabaud (Sailing regatta in an enclosed pool) The Casino, the Palais des Congrès, the Antoine Theater Riboud, La Grange au Lac allow to host all kinds of cultural events (Musical meetings, The fabulous village of Flottins) Co-ownership of 2 lots (No procedure in progress).

Annual charges: 220 euros.

**Avoriaz, Morzine, Chatel, Les Gets slopes are the most accessible from here, but being close to the Lake means there are summer activities here as well as tennis and golf. Shopping is close and here are marvellous tourist towns close by like Yvoire and the famous Evian les Bains.**



